

Land Use

Land use refers to the physical patterns of activities and functions within an area. The generation and attraction of trips created by the land use along a particular transportation facility are related to the types of land use adjacent to the facility and the intensity of land use affects the traffic patterns for multi-modal facilities. For instance, a shopping center generates larger traffic volumes than does a residential neighborhood. The spatial distribution of varying land uses is the predominant determinant of when, where, and why congestion occurs. The attraction between different land uses and their association with travel varies with the size, type, intensity, and spatial separation of each land use.

For transportation planning purposes, land use is typically divided into the following categories:

- Residential: All land is devoted to the housing of people, with the exception of hotels and motels.
- Commercial: All land is devoted to retail trade including consumer and business services and their offices; this may be further stratified into retail and special retail classifications. Special retail would include high-traffic establishments, such as fast food restaurants and service stations; all other commercial establishments would be considered retail.
- Industrial: All land is devoted to the manufacturing, storage, warehousing, and transportation of products.
- Public: All land is devoted to social, religious, educational, cultural, and political activities; this would include the office and service employment establishments.
- Agricultural: All land is devoted to the use of buildings or structures for the raising of non-domestic animals and/or growing of plants for food and other production.

Stokes County: A Land Development Guide was used in the development of the Stokes County CTP to help determine the type and location of transportation facilities that will be needed to serve the area. The Stokes County Land Development Guide divides land use into the following classifications:

- Developed: The purpose of the Developed class is to provide for continued intensive development and redevelopment of existing cities, towns and their urban environment. Areas meeting the intent of the Developed classification are currently urban in character where minimal undeveloped land remains and that have in place, or are scheduled for the timely provision of, the usual municipal or public services.